

075.0

0002

0021.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,304,200 / 1,304,200

ASSESSED:

1,304,200 / 1,304,200


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		PARKER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BRAUN PETER & LINDA A	
Owner 2:	
Owner 3:	

Street 1: 11 PARKER RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .308 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1954, having primarily Vinyl Exterior and 2974 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Description	%
100	
Z R0	LARGE LOT
o	water
n	Sewer
	Electri
Census:	Exempt
Flood Haz:	
D	Topo
s	Street
t	Gas:

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
No of Units	Depth / PriceUnits
Unit Type	Land Type
LT Factor	Base Value
Unit Price	Adj
Neigh	Neigh Influ
Neigh Mod	Infl 1
%	Infl 2
%	Infl 3
Appraised Value	Alt Class %
Spec Land	J Code Fact
Use Value	Notes

101	One Family	13401	Sq. Ft.	Site	0	70.	0.92	4	View	50	863,132	863,100
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	13401.000	441,100		863,100	1,304,200		47407
							GIS Ref
							GIS Ref
							Insp Date
							10/29/18

PREVIOUS ASSESSMENT								Parcel ID	075.0-0002-0021.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	441,100	0	13,401.	863,100	1,304,200		Year end	12/23/2021
2021	101	FV	424,700	0	13,401.	863,100	1,287,800		Year End Roll	12/10/2020
2020	101	FV	424,900	0	13,401.	863,100	1,288,000	1,288,000	Year End Roll	12/18/2019
2019	101	FV	332,800	0	13,401.	863,100	1,195,900	1,195,900	Year End Roll	1/3/2019
2018	101	FV	332,800	0	13,401.	739,800	1,072,600	1,072,600	Year End Roll	12/20/2017
2017	101	FV	332,800	0	13,401.	690,500	1,023,300	1,023,300	Year End Roll	1/3/2017
2016	101	FV	332,800	0	13,401.	591,900	924,700	924,700	Year End	1/4/2016
2015	101	FV	331,200	0	13,401.	530,200	861,400	861,400	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
	11690-516		6/10/1969		63,500	No	No	N					

BUILDING PERMITS											ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
10/1/2015	1457	Alterati	5,864						10/29/2018	MEAS&NOTICE	BS	Barbara S			
8/5/2015	1090	Solar Pa	20,000		8/5/2015			Install 30 solar p	5/16/2013	Info Fm Prmt	EMK	Ellen K			
1/16/2013	63	Manual	3,287	C					6/19/2009	Info At Door	189	PATRIOT			
6/2/2006	425	Re-Roof	13,400			G7	GR FY07		10/21/1999	Meas/Inspect	263	PATRIOT			
									12/1/1981		MS				

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 19 - Ranch				Full Bath: 1	Rating: Good			F.P. ON DECK.												
Sty Ht: 1 - 1 Story				A Bath:	Rating:															
(Liv) Units: 1	Total: 1			3/4 Bath: 2	Rating: Good															
Foundation: 1 - Concrete				A 3QBth:	Rating:															
Frame: 1 - Wood				1/2 Bath:	Rating:															
Prime Wall: 4 - Vinyl				A HBth:	Rating:															
Sec Wall:	%			OthrFix:	Rating:															
Roof Struct: 1 - Gable				OTHER FEATURES																
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units 1												
Color: TAN				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
View / Desir:				Fpl: 1	Rating: Average			Other												
GENERAL INFORMATION				WSFlue:	Rating:			Upper												
Grade: B- - Good (-)				CONDO INFORMATION				Lvl 2												
Year Blt: 1954	Eff Yr Blt:			Location:				Lvl 1												
Alt LUC:	Alt %:			Total Units:				Lower												
Jurisdct:	Fact: .			Floor:				Totals	RMS: 7	BRs: 3	Baths: 1	HB								
Const Mod:				% Own:				REMODELING				RES BREAKDOWN								
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL								
INTERIOR INFORMATION				DEPRECIATION				Interior:	1	7	3									
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%		Additions:												
Prim Int Wal 1 - Drywall				Functional:		%		Kitchen:												
Sec Int Wall:	%			Economic:		%		Baths:												
Partition: T - Typical				Special:		%		Plumbing:												
Prim Floors: 4 - Carpet				Override:		%		Electric:												
Sec Floors:	%			Total:	18.6	%		Heating:												
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				General:	1	7	3									
Subfloor:				Basic \$ / SQ: 100.00				COMPARABLE SALES												
Bsmnt Gar:				Size Adj: 1.14435029				Rate	Parcel ID	Typ	Date	Sale Price								
Electric: 3 - Typical				Const Adj: 0.99000001																
Insulation: 2 - Typical				Adj \$ / SQ: 113.291																
Int vs Ext: S				Other Features: 102074																
Heat Fuel: 2 - Gas				Grade Factor: 1.21																
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																
# Heat Sys: 1				NBHD Mod:																
% Heated: 100	% AC: 100			LUC Factor: 1.00																
Solar HW: Yes	Central Vac: NO			Adj Total: 541867																
% Com Wal	% Sprinkled			Depreciation: 100787					Juris. Factor:			Before Depr:	137.08							
				Deprecated Total: 441079					Special Features: 0			Val/Su Net:	83.24							
									Final Total: 441100			Val/Su SzAd:	207.67							
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:								
SPEC FEATURES/YARD ITEMS				PARCEL ID 075.0-0002-0021.0												IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value		
More: N	Total Yard Items:				Total Special Features:														AssessPro Patriot Properties, Inc	